

COUNTY COUNCIL OF PRINCE GEORGE'S COUNTY, MARYLAND

SITTING AS THE DISTRICT COUNCIL

Legislative Session _____ 1991 _____

Bill No. _____ CB-53-1991 _____

Chapter No. _____ 36 _____

Proposed and Presented by _____ Council Members Bell and
_____ Wineland _____

Introduced by _____ Council Members Bell, Wineland,
_____ Del Giudice and Pemberton _____

Co-Sponsors _____

Date of Introduction _____ June 11, 1991 _____

ZONING BILL

AN ORDINANCE concerning

Creation of two new Comprehensive Design Zones
FOR the purpose of creating two "village" zones, and establishing
regulations and design standards for these zones.

BY repealing and reenacting with amendments:

- Sections 27-107.1,
- 27-109,
- 27-179(c)(1),
- 27-195,
- 27-198,
- 27-220,
- 27-223,

27-229(b),
27-418.3,
27-477,
27-486(a),
27-515(b),
27-518(b),
27-527(b), and
27-528,

By adding:

Sections 27-514.1,
27-514.2,
27-514.3,
27-514.4,
27-514.5,
27-514.6,
27-514.7, and
27-528.1,

The Zoning Ordinance of Prince George's County, Maryland,

being also

SUBTITLE 27. ZONING.

The Prince George's County Code

(1987 Edition, 1989 Supplement as amended

by CB-20-1990 and CB-58-1990).

SECTION 1. BE IT ENACTED by the County Council of Prince George's County, Maryland, sitting as the District Council for that part of the Maryland-Washington Regional District in Prince George's

County, Maryland, that Sections 27-107.1, 27-109, 27-179(c)(1), 27-195, 27-198, 27-220, 27-223, 27-229(b) 27-418.3, 27-477, 27-486(a), 27-515(b), 27-518(b), 27-527(b), and 27-528, of the Zoning Ordinance of Prince George's County, Maryland, being also Subtitle 27 of the Prince George's County Code, be and the same are hereby repealed and reenacted with the following amendments:

SUBTITLE 27. ZONING.

PART 2. GENERAL.

DIVISION 1. DEFINITIONS.

Sec. 27-107.1. Definitions.

(a) Terms in the Zoning Ordinance are defined as follows:

* * * * *

(12.1) **Alley, Private:** A vehicular passageway designed to provide secondary or service access, generally to the rear of a lot, which is owned and maintained by a private entity.

* * * * *

(47.1) **Civic Use Area:** Land area within a "Village Proper" in the V-M and V-L Zones, so designated in the village plan, upon which structures may be erected for community use, enjoyment, and benefit.

* * * * *

(77.1) **Dwelling, Storefront:** A dwelling unit located above the ground floor in the "Storefront Area" of the Village Zones.

* * * * *

(161) **Net Lot Area:**

(A) The total contiguous area included within the

"Lot Lines" of a "Lot", **excluding:**

(i) **"Alleys", "Streets",** and other public ways; and

(ii) Land lying within a **"One Hundred (100) Year Floodplain"**, except as follows. In the R-A [and] 0-S, V-M, and V-L Zones, any part of the "Lot" exceeding forty-thousand (40,000) contiguous square feet may be within the "One Hundred (100) Year Floodplain". In the R-E Zone, any area of the "Lot" in excess of twenty thousand (20,000) contiguous square feet may be within the "One Hundred (100) Year Floodplain", provided that the "Lot" is served by a public water and sewerage system and is in water and sewer service area category one (1), two (2), or three (3) at the time the "Final Plat" of "Subdivision" is approved.

(B) Unless otherwise specified, **"Lot Area" means "Net Lot Area".**

* * * * *

(221.1) **Storefront Area:** Land area within a "Village Proper" in the V-M and V-L Zones, so designated in the village plan, generally for commercial use and upon which commercial structures and "Storefront Dwellings" may be erected.

* * * * *

(255.1) **Village Buffer:** Land immediately surrounding the "Village Fringe" portion of the V-M and V-L Zones which is permanently designated as open space. The Village Buffer may include passive recreational areas.

(255.2) **Village Commons:** The public open spaces within the

V-M and V-L Zones which contain a well-defined green space with landscaped areas, pedestrian ways, and passive recreation areas.

(255.3) **Village Fringe:** The portion of land within the V-M and V-L Zones located between the "Village Proper" and the "Village Buffer", generally for large-lot residential use.

(255.4) **Village Proper:** The portion of land within the V-M and V-L Zones containing the "**Village Commons**", the "**Storefront Area**", the "**Civic Use Area**", and certain residential uses.

(255.5) **Vista Termination:** A lot, building or monument site, generally located at an intersection of street centerlines, which is prominently visible from one (1) or more streets.

* * * * *

DIVISION 3. ZONES AND ZONING MAPS.

Sec. 27-109. Classes of zones.

(a) The Regional District is divided into the following classes of zones:

* * * * *

(4) Comprehensive Design

R-S Zone (Residential Suburban Development)

R-M Zone (Residential Medium Development)

R-U Zone (Residential Urban Development)

L-A-C Zone (Local Activity Center)

M-A-C Zone (Major Activity Center)

E-I-A Zone (Employment and Institutional Area)

V-M Zone (Village-Medium)

V-L Zone (Village-Low)

* * * * *

(b) For the purposes of Sections 27-129(i), 27-157(d), 27-176(e), 27-195(e), 27-213(d), and 27-233(d), the order of intensity of zones is listed as follows, beginning with the least intense zone and progressing to the most intense:

- (1) 0-S, R-A, R-E, V-L, V-M, R-R, R-S, R-80, R-55, R-M-H, R-35, R-20, R-M, R-T, R-30, R-30C, R-18, R-18C, R-U, R-10A, R-10, R-H, C-A, C-0, C-R-C, C-S-C, C-1, C-C, C-G, C-2, C-W, C-M, C-H, L-A-C, M-A-C, I-3, I-4, I-1, I-2, E-I-A, M-X-T, R-P-C.

* * * * *

PART 3. ADMINISTRATION.

DIVISION 2. ZONING MAP AMENDMENTS.

Subdivision 3. Comprehensive Design Zones.

Sec. 27-179. Applications.

(c) Other submission requirements

(1) Along with the application, the applicant shall submit the following:

* * * * *

(D) A reproducible copy of a Basic Plan. The Basic Plan shall include the following, presented in a general, schematic manner:

* * * * *

(ii) The general types of land uses proposed (such as residential, commercial-retail, commercial-office, institutional, and industrial), [and] the delineation of general development envelopes, and in the Village Zones, designation of the

required land use areas.

* * * * *

(E) ¹ Where the application requests the M-A-C, L-A-C, V-L, V-M, or E-I-A Zone, or is for rezoning of one hundred (100) or more acres to the R-S, R-M, or R-U Zone, the applicant shall submit an estimated construction schedule setting forth the following:

* * * * *

Sec. 27-195. Map Amendment approval.

(a) In general.

* * * * *

(4) In the approval of a Basic Plan in the V-M and V-L Zones, the District Council shall find that a variety of types of dwelling units shall be constructed at each stage of development, and that the storefront, civic, and recreational uses are staged to coincide with the initial stages of development.

(b) Criteria for approval.

* * * * *

(4) In the case of a V-M or V-L Zone, the applicant shall demonstrate to the satisfaction of the District Council that the commercial development proposed to serve the village is no larger than needed to serve existing and proposed residential development within and immediately surrounding the village, within the parameters of Section 27-514.3(1) (A).

* * * * *

Sec. 27-198. Comprehensive Design and Specific Design Plans.

(a) If the subject property was placed in the V-M or V-L Zones through a Sectional Map Amendment, the applicant shall submit a Basic Plan for consideration and approval prior to or concurrently with the application for a Comprehensive Design Plan.

(b) Where the applicant submits a Comprehensive Design Plan, or a Comprehensive Design Plan and a Specific Design Plan, for consideration concurrently with the application for a Zoning Map Amendment (and Basic Plan), these plans shall be considered in accordance with Part 8, Division 4.

DIVISION 4. SECTIONAL MAP AMENDMENT (SMA).

Subdivision 1. General

Sec. 27-220. Purpose and intent.

(a) Sectional Map Amendment (SMA) procedures are provided for the comprehensive rezoning of all planning areas of Prince George's County. The following is the intent of establishing these procedures:

* * * * *

(3) To limit Zoning Map Amendment cases heard by the Zoning Hearing Examiner and approved to:

* * * * *

(C) Cases involving certain Comprehensive Design and the M-X-T Zones; and

* * * * *

Sec. 27-223. Limitations on rezoning.

(a) In a Sectional Map Amendment, property may be reclassified to any zone established in the Zoning Ordinance, except the Transit

District Overlay Zone and the Chesapeake Bay Critical Area Overlay Zones; and except for property located in the Resource Conservation Overlay Zone, which may not be reclassified to a Commercial or Industrial Zone, any Comprehensive Design Zone except the V-M and V-L Zones, or the M-X-T Zone. No Transit District Overlay Zone or Chesapeake Bay Critical Area Overlay Zone may be established or amended through the Sectional Map Amendment procedures; however, Transit District Overlay Zoning Map Amendment or Chesapeake Bay Critical Area Zoning Map Amendment procedures and Sectional Map Amendment procedures may occur simultaneously for the same area, if so authorized by the District Council.

(b) With the exception of the V-M and V-L Zones, the [The] District Council may only consider rezoning property to a Comprehensive Design Zone where a Zoning Map Amendment application requesting such a zone has been filed in conformance with Section 27-179 and the Planning Board has made its recommendation on the application.

* * * * *

DIVISION 5. APPEALS AND VARIANCES.

Subdivision 1. Board of Zoning Appeals.

Sec. 27-229. Powers and duties.

(b) The Board of Zoning Appeals shall not have the power or duty to:

* * * * *

(31) Grant a variance from any provision of this Subtitle applicable to, required by or concerning a Village Zone.

PART 4A. MODERATELY PRICED DWELLING UNITS.

DIVISION 1. GENERAL PROVISIONS.

Sec. 27-418.3. Requirements for CDZ, M-X-T, and T-D-O Zones.

(a) Any applicant who submits for approval a preliminary plat of subdivision to the Planning Board for the development of dwellings in a Comprehensive Design Zone (CDZ), with the exception of the V-M and V-L Zones, [or Mixed Use Transportation Oriented Zone (M-X-T),] unless the proposed development is located in a Chesapeake Bay Critical Area Overlay Zone, shall provide ten percent (10%) of the base density of all dwelling units as moderately priced dwelling units. A density increment of ten percent (10%) shall be granted for the provision of moderately priced dwelling units.

(b) Any applicant who submits for approval a preliminary [plan] plat of subdivision to the Planning Board for the development of dwellings in the Transit District Overlay Zone, Mixed Use Transportation Oriented Zone, Village-Medium or Village-Low Zone, shall provide ten percent (10%) of all dwelling units as moderately priced dwelling units. In the T-D-O Zone, the (The) applicant shall receive a density increment equal to the number of moderately priced dwelling units required, provided the total density does not exceed the maximum allowable density for the underlying zone set forth in Section 27-442(h).

* * * * *

PART 8. COMPREHENSIVE DESIGN ZONES.

DIVISION 1. GENERAL.

Sec. 27-477. Applicability.

* * * * *

(b) With the exception of the V-M and V-L Zones it [It] is not generally intended that areas zoned O-S (Open Space), R-A (Residential-Agricultural), or R-E (Residential Estate), through the Sectional Map Amendment process, should be considered for Comprehensive Design Zones, where these zones were imposed for staging reasons.

Sec. 27-486. Density and intensity calculations.

(a) Residential density determinations in the L-A-C and M-A-C Zones shall be based on an average number of dwelling units per gross residential acre. Residential density determinations in the R-S, R-M, [and] R-U, V-M, and V-L Zones shall be based on an average number of dwelling units per gross acre, minus fifty (50) percent of the density attributed to any land located within a one hundred (100) year floodplain.¹ The base residential density shall be the numerical base to which increment factors may be applied. Motel units, hotel units, and living accommodations in institutions shall not be considered as dwelling units.

DIVISION 3. USES PERMITTED.

Sec. 27-515. Uses permitted.

(b) TABLE OF USES

USE	ZONE							
	M-A-C	L-A-C	E-I-A	R-U	R-M	R-S	V-L	V-M
(1) COMMERCIAL:								
(A) Eating or drinking establishments:								
(i) Delicatessen	P	P	P ⁶	P ⁹	P ⁹	P ⁹	<u>P⁹</u>	<u>P⁹</u>
(ii) All others	P	P	P ⁶	X	X	X	<u>P⁶</u>	<u>P⁶</u>
(B) Vehicle service:								
Gas station	P	P	P ⁶	X	X	X	<u>P</u>	<u>P</u>
Vehicle repair and service station:								
(i) For major and minor repairs and parts replacement	X	P	P ⁶	X	X	X	<u>X</u>	<u>X</u>
(ii) For minor repairs and parts replacement, placed underground in an enclosed structure	P	P	P ⁶	X	X	X	<u>P</u>	<u>P</u>
(C) Offices:								
General Offices	P ²	P ²	P ⁷	X	X	X	<u>P^{2,7}</u>	<u>P^{2,7}</u>
Medical practitioner's	P	P	P ⁶	X	X	X	<u>P</u>	<u>P</u>

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office/medical clinic
(which may include private
spa)

USE	M-A-C	L-A-C	E-I-A	R-U	R-M	R-S	V-L	V-M
Real estate subdivision sales office:								
(i) As a temporary use, in accordance with Sections 27-260 & 27-261	P	P	P	P	P	P	<u>P</u>	<u>P</u>
(ii) All others	P	P	P	X	X	X	<u>P</u>	<u>P</u>
(D) Services:								
Barber or beauty shop[s]	P	P	P ⁶	P	P	P	<u>P</u>	<u>P</u>
Dry cleaning or laundry establishments:								
(i) Limited to pickup stations	X	X	P ⁶	X	X	X	<u>P</u>	<u>P</u>
(ii) All others	P	P ³	X	X	X	X	<u>P³</u>	<u>P³</u>
Funeral parlor or under- taking establishments	X	P	X	X	X	X	<u>X</u>	<u>X</u>
Repair shop:								
(i) For small items (such as watches, clothing, and shoes)	P	X	X	X	X	X	<u>P</u>	<u>P</u>
(ii) All others (except vehicle repair and	X	P	X	X	X	X	<u>P</u>	<u>P</u>

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service station)

(E) Trade (Generally Retail,
Consistent with the Pur-
USE

M-A-C

L-A-C

E-I-A

R-U

R-M

R-S

V-L

V-M

poses of the Zone) such as:

Book, newspaper, or
magazine store (except
adult book store)

P

P⁵

X

X

X

X

P⁵

P⁵

Buying of items within
guest rooms and vehi-
cles pursuant to Section
27-155(a) (2)

X

X

X

X

X

X

X

X

Commercial outlet for the
sale or display of items
produced on the premises

X

X

P⁶

X

X

X

X

X

Department store

P

X

X

X

X

X

X

X

Drug paraphernalia dis-
play or sales, pursuant
to Section 27-115(a) (1)

X

X

X

X

X

X

X

X

Drug store

P

P

P⁶

X

X

X

P⁵

P⁵

Firewood sales:

(i) As a temporary use,
in accordance with
Sections 27-260 &
27-261

P

P

P

P

P

P

P

P

(ii) All others

P

P⁵

X

X

X

X

P

P

//LAND//

	<u>P</u>	<u>P</u>	<u>X</u>	<u>X</u>	<u>X</u>	<u>X</u>	<u>P</u>	<u>P</u>
<u>Florist shop</u>	<u>P</u>	<u>P</u>	<u>X</u>	<u>X</u>	<u>X</u>	<u>X</u>	<u>P</u>	<u>P</u>
Food or beverage store	P	P ⁴	X	P ¹⁰	P ¹⁰	P ¹⁰	<u>P</u> ⁴	<u>P</u> ⁴
USE	M-A-C	L-A-C	E-I-A	R-U	R-M	R-S	V-L	V-M
Hobby shop	P	P ⁵	X	X	X	X	<u>P</u> ⁵	<u>P</u> ⁵
Photographic supply store	P	P ⁵	X	X	X	X	<u>P</u> ⁵	<u>P</u> ⁵
Seafood market	P	P ⁴	X	X	X	X	<u>P</u> ⁴	<u>P</u> ⁴
Seasonal decorations display and sales:								
(i) As a temporary use, in accordance with Sections 27-260 & 27-261	P	P	P	P	P	P	<u>P</u>	<u>P</u>
(ii) All others	P	P ⁵	X	X	X	X	<u>P</u> ⁵	<u>P</u> ⁵
Specialty shop (featuring hard or soft wares)	P	P ⁵	X	X	X	X	<u>P</u> ⁵	<u>P</u> ⁵
Variety or dry goods store	P	X	X	X	X	X	<u>P</u> ⁵	<u>P</u> ⁵
<u>Video game or tape store</u>	<u>P</u>	<u>P</u>	<u>X</u>	<u>X</u>	<u>X</u>	<u>X</u>	<u>P</u>	<u>P</u>
Wayside stand as a temporary use	P	P	P	P	P	P	<u>P</u>	<u>P</u>
(2) INDUSTRIAL:								
Brewery or distillery	X	X	P	X	X	X	<u>X</u>	<u>X</u>

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USE	M-A-C	L-A-C	E-I-A	R-U	R-M	R-S	V-L	V-M
Industrial metal, waste, rag, glass, or paper salvage operation	X	X	P	X	X	X	<u>X</u>	<u>X</u>
Laboratory, experimental testing, or film	P ¹⁶	X	P	X	X	X	<u>X</u>	<u>X</u>
Maintenance or service yard	X	X	P	X	X	X	<u>X</u>	<u>X</u>
Manufacturing activity, such as:								
(A) Manufacturing, assembly or packaging of products from previously prepared materials, such as cloth, plastic, paper, and the like	X	X	P	X	X	X	<u>X</u>	<u>X</u>
(B) Manufacturing of electrical and electronic equipment and component parts for radio, television, telephone, computer, and similar equipment	X	X	P	X	X	X	<u>X</u>	<u>X</u>
(C) Manufacturing of food products	X	X	P	X	X	X	<u>X</u>	<u>X</u>
(D) Manufacturing and assembly of metal products, such as automobiles and appliances; structural steel fabrica-	X	X	P	X	X	X	<u>X</u>	<u>X</u>

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ting shops, machine shops,
forges, and foundries

(E) USE	M-A-C	L-A-C	E-I-A	R-U	R-M	R-S	V-L	V-M
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raw materials

Vehicle salvage or wrecking operation	X	X	P	X	X	X	<u>X</u>	<u>X</u>
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Printing and lithographic shop	X	X	P	X	X	X	<u>X</u>	<u>X</u>
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Research facility	X	X	P	X	X	X	<u>X</u>	<u>X</u>
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Warehouses and distribution facility	X	X	P	X	X	X	<u>X</u>	<u>X</u>
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(3) **INSTITUTIONAL/EDUCATIONAL:**

Church or similar place of worship, convent, or monastery	P	P	P	P	P	P	<u>P</u>	<u>P</u>
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Day care center for children	P	P	P	P	P	P	<u>P</u>	<u>P</u>
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Eleemosynary or philan- thropic institution (ex- cluding hospital)	P	P	P	X	X	X	<u>P</u>	<u>P</u>
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Family day care	P	P	X	P	P	P	<u>P</u>	<u>P</u>
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Hospital (which may include	X	X	P	P	X	X	<u>X</u>	<u>X</u>
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private spa)

Institutional use of a medical, religious, or research nature (which may include private spa)

X X P X X X X X

USE M-A-C L-A-C E-I-A R-U R-M R-S V-L V-M

Nursing or care home (which may include private spa)

P P P P P P P P P

School, private:

(A) Reserved

(B) School or studio for artistic or technical instruction

P X P P P P P P P

(C) All others¹⁵

X X P P P P P P P

(4) **MISCELLANEOUS:**

Accessory structures and uses:

(A) Community and private spa

P P X X X X P P

(B) Conveyor system

X X P X X X X X

(C) Laboratory

P X P X X X X X

(D) Office

P P P X X X P P

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(E)	Warehouse	P	P	X	X	X	X	<u>X</u>	<u>X</u>
(F)	All others	P	P	P	P	P	P	<u>P</u>	<u>P</u>
	Adaptive use of a Historic Site, when not otherwise allowed	P ¹⁸	P ¹⁸	P ¹⁸	P ¹⁸	P ¹⁸	P ¹⁸	<u>P¹⁸</u>	<u>P¹⁸</u>
USE		M-A-C	L-A-C	E-I-A	R-U	R-M	R-S	V-L	V-M
	Collection of recyclable materials:								
(A)	As a temporary use, in accordance with Sections 27-260 & 27-261	P	P	P	P	P	P	<u>P</u>	<u>P</u>
(B)	All others	X	X	P	X	X	X	<u>X</u>	<u>X</u>
	Contractor's office (must include sanitary facilities), construction yard, shed, or building:								
(A)	In connection with a construction project as a temporary use, in accordance with Sections 27-260 & 27-261	P	P	P	P	P	P	<u>P</u>	<u>P</u>
(B)	All others	X	X	P	X	X	X	<u>X</u>	<u>X</u>
	Garage or other structure commonly associated with a dwelling	P	P	X	P	P	P	<u>P</u>	<u>P</u>

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	<u>X</u>	<u>X</u>	<u>X</u>	<u>X</u>	<u>X</u>	<u>X</u>	<u>P</u>	<u>P</u>
<u>Guest House</u>								
Home occupation	P	P	X	P	P	P	<u>P</u>	<u>P</u>
Interim use involving minor improvements, as approved by the District Council either at the time of rezoning or	X	X	P	X	X	X	<u>X</u>	<u>X</u>
USE	M-A-C	L-A-C	E-I-A	R-U	R-M	R-S	V-L	V-M
upon later petition								
Mobile home, with use for which amusement taxes collected ¹³	P	P	P	P	P	P	<u>X</u>	<u>X</u>
Signs identifying the principal use, in accordance with Part 12	P	P	P	P	P	P	<u>P</u>	<u>P</u>
Use which can be justified as similar to a listed allowed use ¹	P	P	P	P	P	P	<u>P</u>	<u>P</u>
(5) PUBLIC/QUASI PUBLIC:								
Ambulance service, private	P	P	P	P	P	P	<u>P</u>	<u>P</u>
Library	P	P	P	P	P	P	<u>P</u>	<u>P</u>
Post Office	P	P	P	P	P	P	<u>P</u>	<u>P</u>
Public buildings and uses	P	P	P ⁸	P	P	P	<u>P</u>	<u>P</u>
Voluntary fire, ambulance, or rescue station ¹²	P	P	P	P	P	P	<u>P</u>	<u>P</u>

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(6) **RECREATIONAL/ENTERTAINMENT/
SOCIAL/CULTURAL:**

Carnival, circus, fair, or
similar use not exceeding 17
days duration and only on
parking lot, as a temporary

P

P

P

P

P

P

P

P

//LAND//

USE

M-A-C

L-A-C

E-I-A

R-U

R-M

R-S

V-L

V-M

use in accordance with Sections 27-260 & 27-261

Club or lodge (private)

P

P

X

X

X

X

P

P

Community building

P

P

X

P

P

P

P

P

Museum, art gallery, aquarium, cultural center, or similar facility (noncommercial)

P

X

P

X

X

X

P

P

Park, playground, or other outdoor recreational area

P

P

P

P

P

P

P

P

Public or quasi-public recreational use

P

P

P

P

P

P

P

P

Recreational or entertainment establishment located within a building (which may include public spa)

P

P

X

X

X

X

P

P

Recreational campground (involving minor improvements) as an interim use, provided it is approved by the District Council on the Basic Plan

X

X

P

X

X

X

X

X

Swimming pool or spa (any type)

P

P

X

P

P

P

P

P

//LAND//

USE	M-A-C	L-A-C	E-I-A	R-U	R-M	R-S	V-L	V-M
Agricultural uses:								
(A) Floriculture, horticulture, or gardening (may include private noncommercial greenhouse)	P	P	P	P	P	P	<u>P</u>	<u>P</u>
(B) All others, except the raising of animals or fowl for commercial purposes	X	X	P	X	X	X	<u>X</u>	<u>X</u>
Sand and gravel wet-processing	X	X	P	X	X	X	<u>X</u>	<u>X</u>
Surface mining	SE	SE	SE	SE	SE	SE	<u>X</u>	<u>X</u>
(9) TRANSPORTATION/PARKING/COMMUNICATIONS/UTILITIES:								
Airport, airpark, airfield, or airstrip	X	X	P	X	X	X	<u>X</u>	<u>X</u>
Automobile rental	P	X	X	X	X	X	<u>X</u>	<u>X</u>
Bus station or terminal	P	X	X	X	X	X	<u>X</u>	<u>X</u>
Heliport or helistop	P	X	P	X	X	X	<u>X</u>	<u>X</u>
Parking lot or garage, or loading area, in accordance with Part 11	P	P	P	P	P	P	<u>P</u>	<u>P</u>
Parking of mobile home in public right-of-way ¹⁴	X	X	X	X	X	X	<u>X</u>	<u>X</u>

//LAND//

USE	M-A-C	L-A-C	E-I-A	R-U	R-M	R-S	V-L	V-M
Parking of mobile home not otherwise provided for	X	X	X	X	X	X	<u>X</u>	<u>X</u>
Public utility use or structure:								
(A) Railroad yard, round-house car barn, or freight station	X	X	P	X	X	X	<u>X</u>	<u>X</u>
(B) All others	P	P	P	P	P	P	<u>P</u>	<u>P</u>
Satellite dish antenna, in accordance with Section 27-488.1:								
(A) Up to 10 feet in diameter to serve only 1 dwelling unit	P	P	P	P	P	P	<u>P</u>	<u>P</u>
(B) Over 10 feet in diameter to serve only 1 dwelling unit	SE	SE	SE	SE	SE	SE	<u>SE</u>	<u>SE</u>
(C) All others	P	P	P	P	P	P	<u>P</u>	<u>P</u>
Storage of any motor vehicle which is wrecked, dismantled, or not currently licensed, except where specifically authorized ¹⁷	X	X	X	X	X	X	<u>X</u>	<u>X</u>
Taxicab stand	P	X	X	X	X	X	<u>X</u>	<u>X</u>

//LAND//

USE	M-A-C	L-A-C	E-I-A	R-U	R-M	R-S	V-L	V-M
Telegraph or messenger service	P	X	X	X	X	X	<u>P</u>	<u>P</u>
Trucking or motor freight station	X	X	P	X	X	X	<u>X</u>	<u>X</u>
Tower, pole, whip, or antenna (electronic, radio or television, transmitting or receiving) except a public utility structure or satellite dish antenna:								
(A) Commercial purposes	P	P	P	X	X	X	<u>X</u>	<u>X</u>
(B) Nonprofit, noncommercial purposes	P	P	P	P	P	P	<u>P</u>	<u>P</u>
*	*	*	*	*	*	*	*	*

⁵ Provided the size of the shop is appropriate to the service area of the center or the Storefront Area.

//LAND//

DIVISION 4. COMPREHENIVE DESIGN PLANS AND SPECIFIC DESIGN PLANS.

Subdivision 1. Comprehensive Design Plans.

Sec. 27-518. Contents of Plan.

(b) The Comprehensive Design Plan shall consist of the following:

* * * * *

(3) A description of design principles proposed to govern the project, including design guidelines set forth in Section 27-274 of Part 3, Division 9, of this Subtitle for the M-A-C, L-A-C, E-I-A, R-U, R-M and R-S Zones, and in Section 27-514.6 for the V-M and V-L Zones;

* * * * *

Subdivision 2. Specific Design Plans.

Sec. 27-527. Contents of Plan.

(b) The Specific Design Plan shall include (at least) the following:

(1) A reproducible site plan showing buildings, functional use areas, circulation, and relationships between them; and in the V-M and V-L Zones, a three-dimensional model and a modified grid plan which incorporates plan concepts, spatial and visual relationships, streetscape and other characteristics of traditional rural villages shall be provided prior to Planning Board and District Council review;

* * * * *

Sec. 27-528. Planning Board action.

* * * * *

(f) A copy of the Planning Board's resolution and minutes on the Specific Design Plan shall be sent to the Clerk of the Council for any Specific Design Plan for the Village Zones.

* * * * *

SECTION 2. BE IT FURTHER ENACTED that new Sections 27-514.1 through 27-514.7, and 27-528.1, be and the same are hereby added to the Zoning Ordinance of Prince George's County, Maryland, being also Subtitle 27 of the Prince George's County Code, as follows:

SUBTITLE 27. ZONING.

PART 8. COMPREHENSIVE DESIGN ZONES.

DIVISION 2. SPECIFIC COMPREHENSIVE DESIGN ZONES.

Subdivision 7. Village Zones.

Sec. 27-514.1. Purposes.

(a) The purposes of the Village Zones (V-M and V-L) are to:

(1) Encourage and stimulate balanced land development through the creation of traditional, mixed-use villages surrounded by permanent open space;

(2) Preserve the agricultural land, open space, scenic vistas, and natural resources in Prince George's County;

(3) Provide the opportunity for development on a human scale with a strong sense of community identity based on a shared, coherent, functionally efficient physical environment and a shared economic, social, and cultural environment;

(4) Combine land uses in physical proximity, and link these uses with pedestrian trails, sidewalks and paths;

(5) Complement the natural characteristic of the area;

(6) Regulate the design of public spaces and recreational areas for the maximum use and enjoyment of residents;

(7) Promote a form of development which facilitates the most efficient use of costly public infrastructure;

(8) Provide a variety of housing on a variety of lot sizes, which is affordable by households at different income levels; (9) Create a community with a core which contains commercial, civic, community and residential uses; and

(10) In the V-L Zone, provide an alternative to conventional large lot development using a mixture of dwelling types and lot sizes, including a large lot component.

Sec. 27-514.2. Required land area.

(a) The Village-Medium (V-M) Zone shall consist of at least three hundred (300) contiguous gross acres.

(b) The Village-Low (V-L) Zone shall consist of at least one hundred fifty (150) contiguous gross acres.

(c) For the purposes of this Section, the word "contiguous" shall include those properties which are separated only by a public right-of-way or stream bed.

Sec. 27-514.3. Uses.

(a) The general principal for land uses in these zones is to provide for a variety of residential, commercial, recreational, and public uses in a functionally efficient physical environment.

(b) Uses may be mixed within the zone, and within buildings in the zone.

(c) The uses allowed in the Village (V-M and V-L) Zones are as provided for in the Table of Uses (Division 3 of this Part).

(d) The following land use areas are required in the V-M and V-L Zones. More than one of each area may be provided in the Zone, and where deemed appropriate by the Planning Board or the District Council, areas may overlap physically, but the minimum area requirements for each use must be provided distinctly. Land use areas counting towards the satisfaction of one (1) requirement may not be used to satisfy any other requirement.

(1) The Village Proper shall consist of a blend of residential and non-residential uses, the concentration of which shall generally be within one-quarter (1/4) mile of the village center, which contains the Storefront Area, Civic Use Area, and the Main Village Commons. The types and densities of these uses shall support the pedestrian orientation, the community spirit, and the rural character of the village. The Village Proper shall be a minimum of eighty (80) contiguous acres in size, with a minimum of one hundred sixty (160) dwelling units.

The required use areas in the Village Proper shall consist of the following:

(A) Storefront Area

(i) The purpose of this area is to provide employment opportunities and a variety of retail shops and services to support the day-to-day needs of village residents, and other local residents, in a manner consistent with a small downtown or central market place.

(ii) Lots in the Storefront Area may be used for the uses listed in Section 27-515(b) (1) (5), and (6), as well as storefront dwellings.

(iii) The Storefront Area shall be located where it acts as a central place, and where it can intercept traffic coming and going from the village without such traffic creating a hazard for local residential streets.

(iv) The Storefront Area shall comprise between two percent (2%) and five percent (5%) of the gross land area of the village zone, excluding alleys, streets, and other public ways.

(v) At least twenty-five percent (25%) of the gross floor area of storefront buildings above the ground floor shall be designated for residential units.

(B) Civic Use Area

(i) The purpose of this area is to provide governmental, institutional, educational, recreational, cultural, and religious facilities and services which enhance the shared community life of village residents.

(ii) Lots in the Civic Use Area may be used for the uses listed in Section 27-515(b) (3), (5) and (6).

(iii) The Civic Use Area shall be located adjacent to greens, parks, and squares, and at vista terminations.

(iv) The Civic Use Area shall comprise a minimum of three percent (3%) of the gross land area of the zone, excluding alleys, streets, and other public ways.

(C) Village Commons, Greens, and Squares

(i) The purpose of the Village Commons, Greens and Squares is to provide spatially defined and distributed open spaces to serve the outdoor leisure and assembly needs of village residents, to enhance the form and appearance of the village, and to foster a sense of community. The Village Common areas and squares shall be appropriately landscaped as active gathering places with park benches, sitting areas, shaded areas, selected street furniture, and outdoor lighting. The main Village Common shall be designed so it can contain places for concerts, informal recreation, outdoor exhibits, and public gatherings in the day and evening.

(ii) The main Village Commons area shall be no less than thirty thousand (30,000) square feet in size in the V-L Zone, and forty thousand (40,000) square feet in size in the V-M Zone, and the other smaller greens shall be no less than ten thousand (10,000) square feet in size in both zones.

(iii) The main Village Commons shall be centrally located, should abut the highest intensity of storefront, civic and residential uses, should generally be surrounded on at least three (3) sides by roads, and shall generally be sited at natural vista terminations. Pedestrian walkways surrounding, and to and through the area shall be provided. A structure such as a bandstand or a gazebo and a flag pole are encouraged. Other, smaller greens shall be dispersed throughout the remainder of the Village Proper and the Village Fringe in such a way that no lot is more than approximately one thousand, three hundred, twenty (1,320) feet walking distance from a common, green, or square.

(iv) The total amount of land designated for Village Commons, Greens, and Squares shall comprise a minimum of seven percent (7%) of the gross land area of the zone, excluding alleys, streets, and other public ways.

(2) The Village Fringe shall include the area at the periphery of the village where it is beyond the one-quarter (1/4) mile walking distance from the village center or

Village Commons and generally adjoins the Buffer Area. It shall be a lower density than the Village Proper. The only types of residential units permitted are the large lot and the Village House. A minimum of twenty-five percent (25%) of the dwelling units in the Village Fringe shall be Village Houses. A maximum of fifty percent (50%) of all the dwelling units in the Village Zone may be located in the Village Fringe.

(3) Residential Areas

(A) The purpose of these areas is to provide for a variety of housing opportunities, including moderately priced dwelling units, and to provide for the flexible use of residential buildings in an environment which is complemented with compatible uses, including the Storefront Area, Civic Use Area, and Recreational Areas.

(B) A range of residential unit types and lot sizes is required and shall be mixed throughout the Village Proper and the Village Fringe, with small lot units located closer to the center or common of the village. Density shall decrease from the center to the periphery of the Village Proper. Lot sizes and frontages shall vary inasmuch as possible according to a random pattern of a traditional village.

(C) A mixture of the following dwelling unit types shall be provided in each Village Zone, in addition to the mandatory storefront dwellings.

(i) Large Lot: One-family detached dwellings on lots at least twenty-two thousand (22,000) square feet in size;

(ii) Village House: One-family detached dwellings on lots at least eight thousand, eight hundred (8,800) square feet in the Village Proper, and at least thirteen thousand (13,000) square feet in the Village Fringe, with small front yards;

(iii) Narrow Lot Line: One-family detached dwellings on lots of at least six thousand (6,000) square feet with small front and side yards;

(iv) Duplex: One-family semi-detached dwellings on lots of at least five thousand, five hundred (5,500) square feet per unit;

(v) Townhouse: One-family attached dwelling units on lots of at least one thousand, six hundred (1,600) square feet; and

(vi) Multifamily: Buildings containing three (3) or more dwelling units, with a height no greater than thirty-six (36) feet.

(D) Within the Village Proper, the following requirements for unit type distribution are as follows:

	<u>Minimum</u>	<u>Maximum</u>
	<u>(Percentage)</u>	
<u>Large Lots</u>	<u>--</u>	<u>10</u>
<u>Village Houses</u>	<u>20</u>	<u>35</u>
<u>Narrow Lot Lines</u>	<u>20</u>	<u>35</u>
<u>Duplex</u>	<u>--</u>	<u>35</u>
<u>Townhouse</u>	<u>--</u>	<u>20</u>
<u>Multifamily</u>	<u>--</u>	<u>10</u>

(4) Village Buffer

(A) The purpose of the Village Buffer is to preserve open space and sensitive natural features and to create a visual and physical buffer which will clearly separate the distinct, rural, clustered village settlement from traditional suburban patterns of development.

(B) The Village Buffer shall comprise a minimum of thirty percent (30%) of the gross land area of the zone, excluding alleys, streets, and other public ways, and shall be no less than one hundred fifty (150) feet wide at any point along the perimeter of the residential area, except as waived by the Planning Board to accommodate specific site conditions, such as where permanently undevelopable open space such as a floodplain, tree conservation easement, or public parkland abut the perimeter of the village development. Where the Village Buffer abuts traditional suburban patterns of development,

it may be necessary to increase the width of the Buffer Zone to achieve the goals stated in Subsection (A), above.

(C) The land within the Village Buffer shall be conveyed at the time of final plat approval to the Maryland-National Capital Park and Planning Commission, a quasi-public organization approved by the Planning Board, or the Homeowners' Association, for preservation as permanent open space, or for passive recreation uses. The body to whom the land is to be conveyed shall be subject to the approval of the District Council.

(D) Any land dedicated for open space purposes in the Village Buffer shall contain appropriate covenants and deed restrictions approved by the Planning Board that ensure that the area will not be subdivided in the future, that appropriate provisions are made for the maintenance of the open space, and that the area shall not be turned into a commercial enterprise admitting the general public at a fee.

(5) Recreational Areas

(A) The purpose of the Recreational Areas is to provide active recreational facilities to serve all residents of the Zone.

(B) The area of each parcel of open space designed for active recreational purposes shall be of such minimum dimensions as to be functionally usable.

(C) Recreational Areas should be convenient and accessible to the dwelling units they are intended to serve. However, because of noise generation, they should be sited with sensitivity to surrounding development.

(D) Any land designated as a Recreational Area shall contain appropriate covenants and deed restrictions approved by the Planning Board that ensure that the area will not be subdivided in the future, appropriate provisions are made for the maintenance of the area, and that the area shall not be turned into a commercial enterprise admitting the general public at a fee.

(E) Recreational Facilities required by this Subsection may be in addition to the mandatory dedication requirements of Subtitle 24.

Sec. 27-514.4. Density.

(a) The density of the entire village shall not be more than one and three-tenths (1.3) dwelling units per gross acre in the Village-Low (V-L) Zone.

(b) The density of the entire village shall not be more than two (2) dwelling units per gross acre in the Village-Medium (V-M) Zone.

Sec. 27-514.5. Open Space.

(a) A minimum of fifty percent (50%) of the gross area of the Zone shall be designated as open space. This shall include the required Village Buffer, Recreational Areas, and Village Commons, Squares and Greens.

(b) All areas not included in a platted lot that are not designated for residential, parking, civic, or storefront use, and not included within a right-of-way shall be included in the calculation of open space.

(c) The open space, to the extent possible, shall include all sensitive natural features, including streams and stream buffers, slopes over twenty-five percent (25%), slopes over fifteen percent (15%) on highly erodible soils, one hundred (100) year floodplains, wetlands, and wetland buffers, and woodland conservation areas.

27-514.6. Design Standards and Building Material Requirements.

(a) General

(1) The Village Proper shall be arranged in a generally rectilinear network of interconnecting streets and blocks, and should generally be located so as not to conflict with sensitive environmental areas. The Village Fringe should be arranged in a generally irregular network of interconnecting streets, balanced with the need to leave environmentally sensitive areas undisturbed. In general, cul-de-sacs should be avoided. Long cul-de-sacs are strongly discouraged.

(2) The Village Fringe and the Village Proper shall be connected through a logical extension of the street network, so as to provide clear connections between the peripheral lots and the village center and a cohesive design for the Village Zone.

(3) The perimeter of a block in the Village Proper shall generally range from five hundred (500) to eight hundred (800) feet in length, and the perimeter of a block in the Village Fringe shall generally range from eight hundred (800) to one thousand (1000) feet in length, as measured along the property (right-of-way) line, although block sizes may vary from this standard due to topographic, environmental, or other valid design considerations.

(4) Each block which includes storefront or attached dwelling unit lots shall be designed to include a private alley.

(5) Similar land use types shall generally face each other across streets, while dissimilar land use types shall generally abut along private alleys or rear property lines. This concept does not apply to Village Greens, Storefront, or Civic Use Areas.

(6) The highest density shall be located in the center of the community, or around the Village Commons, with lower density on the periphery of the Village Proper, and the lowest density in the Village Fringe.

(7) At the option of the applicant, the Village Zone may include an unplatted village expansion area at its periphery, which area is reserved for future expansion of uses. Such area shall not encroach on or be counted as part of the Buffer Area or required open space. The unplatted expansion space shall not be platted or built unless it is shown in full detail as part of an approved Specific Design Plan.

(8) Lot layout, path and sidewalk design shall ensure pedestrian access to each lot.

(9) A consistently high quality of architecture shall be used throughout this development. The mass and spatial relationships should emulate traditional villages and

regional context in style, materials and character. It is recommended that the development in this zone conform to the scale, materials, colors, facade modulation, fences and landscaping which emulate the historic character of the existing buildings and streetscapes in the region. The public realm is the critical visual feature of the village and consists of the spaces, streetscape, and proportions between the heights of buildings and the distance between buildings along the street fronts, the sidewalks, squares, parks and open spaces, the sense of enclosure and visual terminations. These design qualities shall be considered just as important as the buildings which define these spaces. Streetscape design, including street trees, sidewalks, street lighting fixtures, front fences and hedges, building massing, and the spaces between buildings, paving design and materials, and street furniture, shall be subject to the same standards as the architecture for high quality and historic village character.

(10) General architectural guidelines are as follows:

(A) Facade modulation shall reference the historic scale, facades, and details of the region. Articulation of the front facade may be handled through various creative methods with significant architectural elements, such as reverse gables, offsets, porches, sunrooms, bay windows, trellised gardens, privacy walls, and multiple wall planes.

(B) Intermixing of gabled roofs, hipped roofs, flat roofs, flat roofs with built up parapet walls, and roofs with different pitches is encouraged.

(C) In order to maintain the high standards of this residential development, the use of "natural materials" is encouraged. The term "natural materials" shall constitute the following: brick, stone, stucco, and wood. Vinyl and aluminum siding are discouraged. Only the highest quality of vinyl and aluminum siding shall be permitted. Roof material shall be wood, slate, cooper, standing seam metal, or shall emulate these materials.

(D) On all dwellings, the side wall that parallels the street shall comply with the same minimum standards as required for front facades.

(11) The streetscape and streetscape elements shall be designed to provide a sense of visual harmony with the buildings, pedestrian and street network, and open space. These elements shall include street trees, sidewalks and plazas, street lighting fixtures, signage, and street furniture such as benches, trash receptacles, and phone kiosks. To insure consistency through the development, a conceptual streetscape plan shall be approved as part of the Comprehensive Design Plan, and shall be implemented and approved in each Specific Design Plan. Street furniture elements shall be compatible in form, material, and finish. Style shall be coordinated with that of existing or proposed site architecture and decorative street lighting. Selection of street furniture shall consider the architectural styles of the village, durability, maintenance, and aesthetic impact.

(12) An integrated public street system with a variety of street standards shall be conceptually designed as part of the Comprehensive Design Plan. The street hierarchy shall be related to the street's function on the site, the average daily traffic (ADT) levels, lot frontage, design space, and the need for on-street parking. The design of the public street system shall include typical cross-sections showing paving widths, medians, parking, greenway and landscaping, sidewalks, and utility easements. The conceptual street system shall be approved by the Department of Public Works and Transportation as part of the Comprehensive Design Plan, and shall be implemented through the Specific Design Plan. The public street system shall be designed to emulate the vehicular, parking, pedestrian, and landscape patterns found in typical historic village settlements.

(13) Porches and Yards

(A) All Village Houses and Narrow Lot Houses shall have a front porch, unenclosed by glass or walls, at least seventy-five (75%) percent of the house front, and

be at least seven (7) feet wide in length. Front porches are encouraged for all residential dwellings.

(B) All one-family dwelling units within the Village Proper shall have clearly defined front and rear yards using vegetation landscaping or fencing.

(C) A three (3) foot high hedge, a three (3) foot high wooden picket type fence, or a three (3) foot high decorative black metal fence is required in the front yards of all one-family residential dwellings except detached dwellings with a front setback of over thirty (30) feet.

(D) All townhouses and duplexes shall have a separate entrance articulated with a covered entranceway, porch, or canopy.

(14) Walls and Fences

(A) Walls and fences shall be erected where required for privacy, screening, separation, security, to define common versus private space, or to serve other necessary functions.

(B) Design and materials shall be functional, they shall complement the character of the buildings, and they shall be suited to the nature of the development.

(C) Chain link fences are not permitted in any yard in the Village Proper. Chain link fences may be used to enclose side or rear yards only in the Village Fringe area as long as the fences are completely camouflaged from view by existing or new vegetation.

(15) Parking design standards

(A) No parking for townhouses shall be permitted in parking bays perpendicular to the street frontage or in front yards. Parking shall be provided in the rear yards, perpendicular to the alley, and fenced or screened from the yard, or shall be provided in a common off-street parking area. Such common parking areas or garages shall be adequately buffered from residences.

(B) Parking for duplexes shall be provided for in garages in the front, rear, or side yard, or in perpendicular spaces in the backyard, accessed from an alley. Driveways shall be offset from the property line by a minimum of four (4) feet. Garages are strongly recommended as separate structures in the rear yard which can be connected to the house with a walkway. If a garage is attached, side yard entrances are recommended. If garages cannot be located in the rear yard or cannot have a side yard access, garages must be setback a minimum of ten (10) feet from the residential facade.

(C) Private alleys are encouraged for all dwelling units within the Village Proper and the Village Fringe.

(16) Building and Design Requirements for Civic and Storefront Buildings

(A) Civic

(i) Civic buildings shall have no height limitations.

(ii) Civic buildings and structures should be of materials, scale and colors compatible with each other and distinct from the character of other buildings in the Village Proper.

(B) Storefront

(i) Storefront buildings shall have at least sixty percent (60%) of their front facade coincident with their frontage.

(ii) The principal entrance shall be from the front sidewalk.

(iii) The construction of open colonnades over a sidewalk which adjoins storefront buildings may be permitted subject to an appropriate easement.

(iv) Storefront buildings fronting on the same street and located on the same block may be attached; provided, however, a limited number of pedestrian ways may be located between storefront buildings.

(17) Different architectural styles may be used throughout the development, imitating the growth of a typical village through time. However, all buildings must be of

the highest architectural quality. In order to ensure such quality, to ensure the compatibility of the architecture styles, and to ensure that each village development has a distinct, individual appearance, specific architectural design standards shall be incorporated as part of the Comprehensive Design Plan, to address such details as historic styles, variety of unit types and facades, materials, colors, windows (size, type, placement), relationship between first floor and finished grade, rooflines, roof pitches, and other facade details. These specific design standards shall be implemented by and approved at Specific Design Plan stage.

(18) Lot Size, Yard, Height and Lot Coverage Requirements for Dwelling Units.

Large

Narrow Lot

Village

//LAND//

	<u>Townhouse</u>	<u>Semi-detached</u>	<u>Line</u>	<u>House</u>	<u>Lot</u>
<u>Net Lot Area (min. sq. ft.)</u>	<u>1,600 per unit</u>			<u>5,500 per unit</u>	<u>6,000</u>
	<u>8,800 in the Village Proper;</u>			<u>22,000</u>	
				<u>13,000 in the Village Fringe</u>	
<u>Net Lot Area (max. sq. ft.)</u>	<u>--</u>	<u>--</u>	<u>--</u>	<u>--</u>	<u>13,000</u>
<u>in the Village Proper;</u>	<u>--</u>	<u>--</u>	<u>--</u>	<u>18,000 in the Village Fringe</u>	
<u>Front yard (min.)</u>	<u>12'</u>	<u>15'</u>	<u>15'</u>	<u>15'</u>	<u>25'</u>
<u>Front yard (max.)</u>	<u>18'</u>	<u>25'</u>	<u>25'</u>	<u>25'</u>	<u>--</u>
<u>Lot width min. at street line</u>		<u>18'</u>	<u>50'</u>	<u>50'</u>	<u>80'</u> <u>--</u>
<u>Lot width min. at building line</u>	<u>--</u>	<u>--</u>	<u>--</u>	<u>--</u>	<u>120'</u>
<u>Lot width max.</u>	<u>32'</u>	<u>70'</u>	<u>70'</u>	<u>100'</u>	<u>--</u>
<u>Rear yard min. (with perpendicular parking)</u>		<u>55'</u>	<u>70'</u>	<u>70'</u>	<u>70'</u> <u>--</u>
<u>Rear yard min. (without perpendicular parking)</u>		<u>35'</u>	<u>50'</u>	<u>50'</u>	<u>50'</u> <u>50'</u>
<u>Side yards (min.)</u>					
<u>One</u>	<u>--</u>	<u>--</u>	<u>4'</u>	<u>8'</u>	<u>17'</u>
<u>Both</u>	<u>--</u>	<u>--</u>	<u>20'</u>	<u>17'</u>	<u>35'</u>
<u>Min. space between end buildings</u>	<u>30'</u>	<u>40'</u>	<u>--</u>	<u>--</u>	<u>--</u>
<u>Max. height</u>	<u>36'</u>	<u>36'</u>	<u>36'</u>	<u>36'</u>	<u>36'</u>
<u>Coverage (maximum percentage of net lot area)</u>	<u>70</u>	<u>70</u>	<u>50</u>	<u>50</u>	<u>30</u>

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NOTE: Front open porches projecting from the facade may lie within the front yard to within 10 feet of the property line (right-of-way line).

//LAND//

(19) The lots on which Storefront buildings are located

shall be subject to the following standards:

<u>Height</u>	<u>Minimum Lot Depth</u>	<u>Minimum Lot Width</u>	<u>Maximum Lot Width</u>
<u>Min. 2 stories, Max. 3 stories, Min. 25 feet, and Max. 40 feet</u>	<u>96 feet</u>	<u>16 feet</u>	<u>48 feet</u>

(20) Minimum Lot, Yard, and Height Requirements for
Accessory Buildings.

	<u>Detached (Large Lot)</u>	<u>All Other One-Family Dwelling Units</u>
<u>Coverage (Maximum Percentage of Yard)</u>	<u>25</u>	<u>25</u>
<u>Setback (Minimum in Feet)</u>		
<u>from front street line</u>	<u>80</u>	<u>60</u>
<u>from side lot line</u>	<u>15</u>	<u>2</u>
<u>from rear lot line</u>	<u>10</u>	<u>2</u>
<u>from alley line</u>	<u>10</u>	<u>5</u>
<u>If a corner lot^{^1} :</u>		
<u>from side street line (along which an abutting lot fronts)</u>	<u>30</u>	<u>30</u>
<u>from side street line (along which an abutting lot does not front)</u>	<u>25</u>	<u>15</u>
<u>from rear lot line</u>	<u>12</u>	<u>10</u>
<u>Height (Maximum in Feet above the Ground)</u>	<u>15</u>	<u>15</u>

^{^1} Requirements for setback from front street line and alley line
are the same as for accessory buildings in general.

27-514.7. Parking Requirements.

(a) General Requirements. The parking requirements in this
subsection are in addition to Part 11 of this Subtitle. Where there
is a conflict between these sections, the requirements in this
subsection shall control.

(1) The design and layout of parking areas shall provide an aesthetically pleasing design and an efficient arrangement. The design and layout of the area shall not have a negative impact on surrounding development and on contiguous and adjacent buildings or land. Parking lots should not be the dominant visual features of the streetscape.

(2) No parking shall be allowed in any buffer areas.

(3) Off-street Parking Location and Access

(A) Off-street parking lots shall generally be located at the rear of buildings.

(B) No off-street parking shall be permitted in the front yards of buildings located in the storefront or attached dwelling unit areas, nor shall off-street parking be the principal use of corner lots in these areas.

(C) Adjacent parking lots shall have off-street vehicular and pedestrian connections.

(D) Parking lots in the Storefront and Residential Areas should generally be accessible from a private alley only.

(E) Garages or carports for Residential Areas shall not be located at a vista termination, and shall be located a minimum of twenty (20) feet behind the street facade of the principal building, and if served by a private alley, shall be set back at least two (2) feet from the alley right-of-way.

(4) Modification of Off-Street Parking Requirements

(A) In conjunction with approval of a Specific Design Plan, the Prince George's County Planning Board may reduce

requirements for off-street parking serving a particular lot, to the extent that the applicant can demonstrate that adequate parking is provided on-street or within a distance of two hundred (200) feet from the lot, or that uses which do not generate the need for parking at the same time may share a required parking lot.

(B) The Planning Board or its designee may authorize certain unpaved and landscaped areas to be reserved for future required off-street parking.

(5) Parking Design Requirements

(A) Parking lots providing for more than twenty (20) motor vehicle spaces shall, where possible, be subdivided into modular parking bays or lots of not greater than ten (10) spaces each. A single row or line of spaces within a bay should be no more than ten (10) spaces in length.

(B) Parking areas shall be curbed with a consistent style of architectural stone or brick.

(C) Parking spaces for oversized vehicles, including but not limited to recreational vehicles, boats, tandem trailers, trucks and buses, shall be sized as per standards as determined by the Planning Board. In addition, these vehicles cannot be stored or parked in areas assigned to residential vehicles. A limited number of parking spaces shall be provided outside the Village Proper and be appropriately screened and landscaped to obscure the entire vehicle from view at all times of the year.

(D) All parking lots with twenty (20) or more parking spaces shall include pedestrian walkways elevated at least

six (6) inches above the parking area to improve the visibility of pedestrians.

(E) If not located in the rear of a building, a parking lot shall have a setback equal to the front yard setback of the adjacent buildings.

(6) Driveways

(A) Where a site occupies a corner of two (2) intersecting arterial or collector roads, no driveway entrance or exit shall be located within fifty (50) feet of the points of tangency of the existing or proposed curb radius of that site.

(B) Where two (2) or more driveways connect a single site to any one (1) road, a minimum clear distance of two hundred (200) feet measured along the right-of-way line shall separate the closest edges of any two (2) such driveways. Where such development fronts on an arterial street, access to parking and service areas, where practicable, shall be provided by a single access to the arterial street.

(C) All adjoining lots to be developed with other than a dwelling unit must be interconnected. Where a development fronts on an arterial or a major collector, a combined one point of access and egress to parking and service areas shall be provided except where large frontages (one thousand (1,000) feet or larger) are involved. In those instances where two (2) or more driveways connect a single site to any one (1) road, a minimum clear distance of three hundred (300) feet measured along the right-of-way line shall separate the closest edges of any two (2) such driveways.

(D) No part of any driveway shall be located within a minimum of five (5) feet of a side property line. However, the Planning Board may permit a driveway serving two (2) or more adjacent sites to be located on or splitting a side property line between the adjacent sites.

DIVISION 4. COMPREHENSIVE DESIGN PLANS AND SPECIFIC DESIGN PLANS.

Subdivision 2. Specific Design Plans.

Sec. 27-528.1. District Council review.

(a) The Planning Board's decision on a Specific Design Plan for the Village Zones may be appealed to the District Council upon the petition by any party of record, or the District Council may vote to review the Planning Board's decision on its own motion, all within thirty (30) days after the date of the notice of the Planning Board's decision.

(b) In reviewing the Specific Design Plan, the District Council shall follow the procedures and findings as set forth for the review of Comprehensive Design Plans in Section 27-523.

SECTION 3. BE IT FURTHER ENACTED that this Ordinance shall take effect on December 31, 1991.

Adopted this 9th day of July, 1991.

COUNTY COUNCIL OF PRINCE GEORGE'S
COUNTY, MARYLAND, SITTING AS THE
DISTRICT COUNCIL FOR THAT PART OF
THE MARYLAND-WASHINGTON REGIONAL
DISTRICT IN PRINCE GEORGE'S COUNTY,
MARYLAND

BY: _____
Richard J. Castaldi
Chairman

ATTEST:

Maurene W. Epps
Acting Clerk of the Council

KEY:

Underscoring indicates language added to existing law.
[Brackets] indicate language deleted from existing law.
Asterisks *** indicate intervening existing Code provisions that
remain unchanged.